



June 28, 2007

N. Patrick Veasart
Enforcement Supervisor
California Coastal Commission
89 South California Street, Suite 200
Ventura, CA 93001

RE: Lechuza Beach Interim Management Plan

Dear Mr. Veasart:

In response to the recent correspondence to you from both the counsel for Malibu Encinal Homeowners' Association (MEHOA) and from the Mountain Recreation and Conservation Authority (MRCA) regarding the Lechuza Beach Interim Management Plan, I am writing to clarify the intent and the role of the Coastal Conservancy in resolving the public access issues at Lechuza Beach.

In October 2000, the Coastal Conservancy granted to the MRCA almost \$10 million dollars for the acquisition of property at Lechuza Beach for the purpose of providing public access. In its October 2000 staff recommendation, the Conservancy stated that "the Conservancy and the MRCA would jointly develop a long-term management plan for public access and use of the beach."

For several of the initial years following acquisition, the Conservancy deferred to the MRCA, as the landowner of the public property and to MEHOA, as the homeowners' association, to negotiate a management plan. However, when the negotiations between the MRCA and MEHOA faltered, the Conservancy assumed a more active role with the hope that the Conservancy could facilitate resolution of the issues between the two parties. The Interim Management Plan developed this spring simply documented agreements reached by the parties over the past several years. In documenting these areas of agreement in this Interim Management Plan, the Conservancy sought to ensure that the public has access to the beach while the final management plan is being developed. The public interest in accessing Lechuza Beach clearly has not been served during the prolonged negotiations over management issues between the MRCA and MEHOA.

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We welcome the Commission's staff's participation in the effort to resolve the management issues so the public may fully and formally access Lechuza Beach. To this effect, your letter of April 23rd provides valuable guidance to the parties for finalizing an Interim Management Plan and for developing a final management plan which would be submitted in conjunction with the application for a coastal development permit for physical improvements to the site.

We look forward to working with you and with the MRCA and MEHOA to provide public access to Lechuza Beach. Please feel free to contact me or Mary Small, the Conservancy's South Coast Program Manager, at 510-286-4181.

Sincerely,

Douglas Bosco
Chairperson
California State Coastal Conservancy